UNICORN PARK

SUBURBAN WORKPLACE AT ITS BEST

SUITES AVAILABLE FROM 1,500 - 40,000 SF

Uncompromising style and sophistication

Unicorn Park in Woburn has been the standard for modern office elegance in Boston's suburban landscape for more than a decade. With more than 600,000 square feet of stylish and efficient office space, abundant parking, immediate access to I-93 and Route 128/95 and a wealth of in-park and surrounding amenities, Unicorn Park is the suburban address of choice for many of Boston's blue chip companies.

Outstanding park amenities

- Recently completed multi-million dollar renovation program
- Three on-site dining facilities
- Outdoor patio seating
- 4,000 SF health and fitness center at 300U and smaller fitness room in 500U
- Auto detailing service
- ATM
- 210-room Courtyard by Marriott Hotel
- Excellent signage and branding opportunities with I-93 visibility
- Professional on-site Owner/Management

UNICORN PARK

UNPARALLELED NEIGHBORING AMENITIES
- Unicorn Golf Course and Stoneham Links Golf Course
- Numerous retail centers, restaurants, dry cleaners and banks on Montvale Avenue, Washington Street and in nearby Stoneham center
- Courtyard Marriott with 210-room hotel and conference center

PRIME LOCATION
- Located directly off I-93's Montvale Avenue Exit 36
- 1 minute from I-95/Route 128
- 9 minutes from Route 3
- 10 minutes from Cambridge
- 12 minutes from downtown Boston
- 20 minutes from Logan International
- 22 minutes from the New Hampshire border
- 25 minutes from the Massachusetts Turnpike

LOCAL AMENITIES

Citizens Bank   Bank of America   LHBCo Lord Hobo Brewing Co   Angelo's   Polcari's

CORPORATE NEIGHBORS IN WOBURN

FREQUENCY THERAPEUTICS   Raytheon   SKYWORKS   SBLI

COURTYARD MARRIOTT

500

600

Replimune

UNICORN GOLF AND COUNTRY CLUB

400

GEI Consultants

300

SIRTeX

INTERSTATE 93

UNICORN PARK DRIVE

MONTVALE AVENUE

INTERSTATE 93

EXIT 36

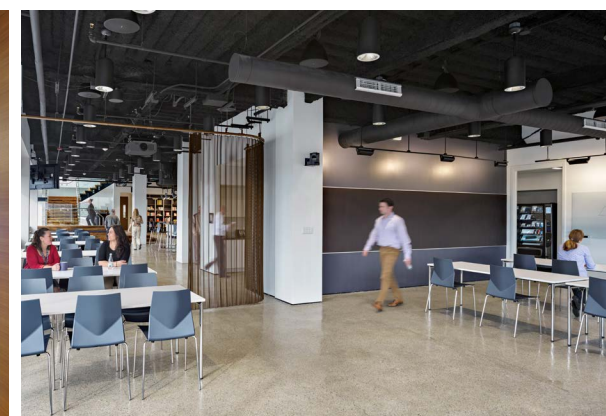## National Development

A 24/7 approach to smart, hands-on management

How do we approach our managed properties? We look both to provide outstanding service to our tenants and provide sound financial and operational management. We know our markets and strategically position each asset to perform to its full potential. We cultivate strong relationships with tenants, brokers and local communities. We often utilize the diverse talents of our development and construction team to assist in managing our properties.

National Development (www.natdev.com) ranks as one of the region's most active real estate development firms over the last decade. Founded in 1983, the Newton MA-based company provides fully integrated development, acquisition, construction and asset management services. With over 25 million square feet in completed projects, National Development's extensive operating platform encompasses office, retail, industrial, multi-family, senior housing and hotels.

www.natdev.com   **@nationaldevelop**   **@natdev**

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NEWMARK